



# Pickard Close, N14

£1,750



the advantage of experience



- Two Bedroom Two Bath Apartment To Let
- Available Early August
- First Floor
- Part Furnished or Unfurnished
- Allocated Parking - Gated Entrance
- 0.3 miles from Southgate Underground Station (Piccadilly Line)
- West Grove Primary School 0.3 Miles Away and Ashmole Academy 0.5 Miles Away
- Close to Local Shops & Amenities along Chase Side inc. Asda and M&S
- Grovelands Park Nearby



For more images of this property please visit [havilands.co.uk](http://havilands.co.uk)



Havilands are delighted to offer this FIRST FLOOR, TWO BED, TWO BATH APARTMENT TO LET in gated Fernwood Court, N14. This delightful flat boasts a spacious reception room, separate kitchen, two bedrooms and two bathrooms.

Situated on the first floor of a purpose-built building with parking available for two vehicles. Conveniently located just 0.3 miles from Southgate Underground Station (Piccadilly Line). Additionally West Grove Primary School is just 0.3 miles away and Ashmole Academy is 0.5 miles away.

Don't miss out on this fantastic opportunity to rent a property in such a desirable location.

Available Early August

Offered Part Furnished or Unfurnished

Local Authority: Enfield Borough

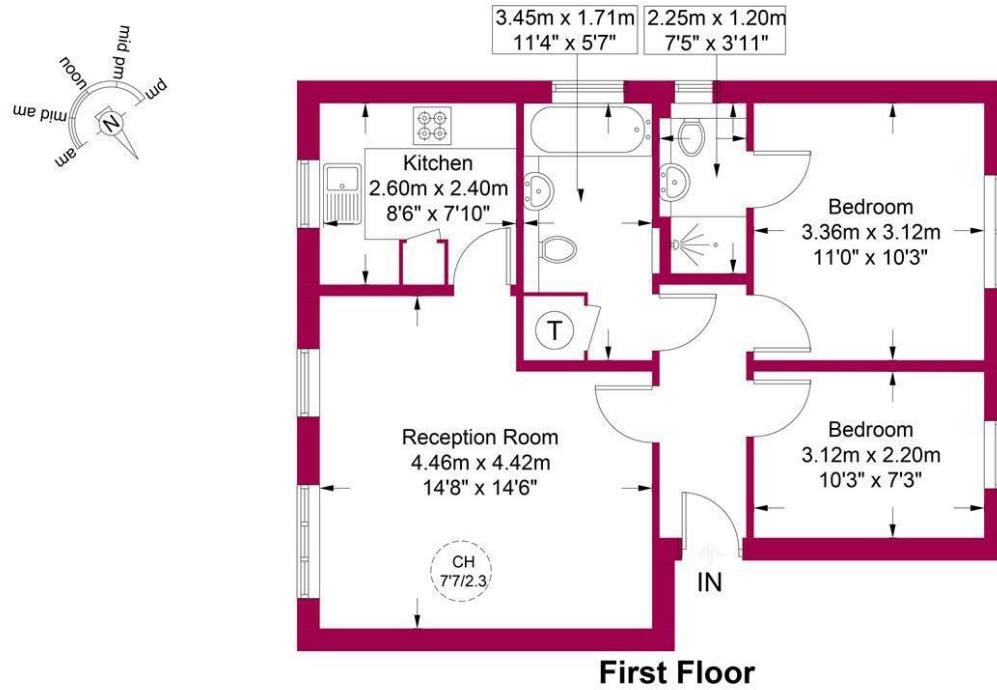
Council Tax: Band E (£2,524.48 2024/25)

EPC Rating: Current 58(D); Potential 82(B)

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# Fernwood Court, N14

Approximate Gross Internal Area = 603 sq ft / 56.0 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>82</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>58</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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 come by and meet the team  
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